

SARA reference: 2602-50822 SRA
Council reference: A006949522
Your reference: 25-203

27 July 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001
dalodgement@brisbane.qld.gov.au

Attention: Alexandria Wood

Dear Alexandria,

SARA referral agency response—200 Bradman Street, Sunnybank Hills

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 9 March 2026.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	27 July 2026
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development Permit	Material Change of Use for Indoor Sport and Recreation
SARA role:	Referral agency	
SARA trigger (Planning Regulation 2017)	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) Material change of use of premises within 25m of a state transport	

corridor

SARA reference: 2602-50822 SRA

Assessment manager: Brisbane City Council

Street address: 200 Bradman Street, Sunnybank Hills

Real property description: Lot 15 on RP884135

Applicant name: BCD Constructions

Applicant contact details: C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006
planning@planatp.com.au

Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* sections 15 to 37 has been undertaken as part of this decision. It has been concluded that this decision does not limit human rights.

Representations

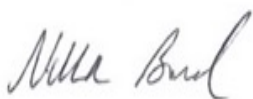
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sahil Gill, Senior Planner, on 07 3243 1639 or via email DARTsupport@dildgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Nikki Brock
A/Manager

cc BCD Constructions C/- Plan A Town Planning Pty Ltd, planning@planatp.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.5:
 - o State code 2: Development in a railway environment (State code 2).
- The development complies with the assessment benchmarks of State code 2 of SDAP in that the development:
 - o will not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway
 - o will not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor
 - o will not compromise the operating performance of railway corridors
 - o will not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure
 - o will not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure
 - o will not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways
 - o protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.5, as published by SARA
- the Development Assessment Rules (version 3.0)
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*.

Attachment 3— Representations about a referral agency response provisions

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